

Valley Center Design Review Board

Approved Minutes: Aug. 23rd, 2011

THERE IS A DIAGRAM OF THE KONYN PROJECT THAT SHOULD BE ATTACHED TO THESE MINUTES

DRB Members present: Robertson, Montgomery, Moore, Herr, Splane (as well as non-voting DRB Volunteer Bret Black)

Visitors- Ann Quinley, Gary Wynn, Pat & Trudy Simpson, Dan Thornton

4:05 PM Lael Montgomery opened the meeting.
There were no speakers for Public Forum.

Splane moved to approve the minutes from the last meeting. The minutes were unanimously approved.

Scheduled Projects:

1.

Bill Lewis' SCHEMATIC / CONCEPT PLAN for the Konyn Dairy property

Presented to the VC DRB on Aug. 23, 2011

Background

Architect Bill Lewis is working with the Konyn family to develop a Vision and a conceptual master plan for the development of the former Konyn dairy property on Valley Center Road at Mirar de Valle. The 60+ acre property is the largest property of several in the heart of Valley Center's South Village that are planned for Village Mixed Use, Village Commercial and Village Residential development -

As such the Konyn property represents the gateway to Valley Center and is centerpiece of the south village area. The Vision for this property's development establishes a high and cohesive standard for development of this entire area, as well as it establishes a distinctive rural village character for all of Valley Center. From this conceptual centerpiece, the Valley Center community will be involved in a larger and more detailed FUTURE endeavor to create a Master Plan for the entire South Village. It is our hope that Valley Center will be awarded funding in the next cycle from SANDAG or CALTRANS to complete our South Village planning. (We lost out to Ramona last year. Ramona residents are currently participating in a series of Village design workshops to complete their Town Center plans.)

Bill Lewis presented the evolution of the concepts for the Konyn property that schematically shows the key elements of the Vision. **Bill will be refining this**

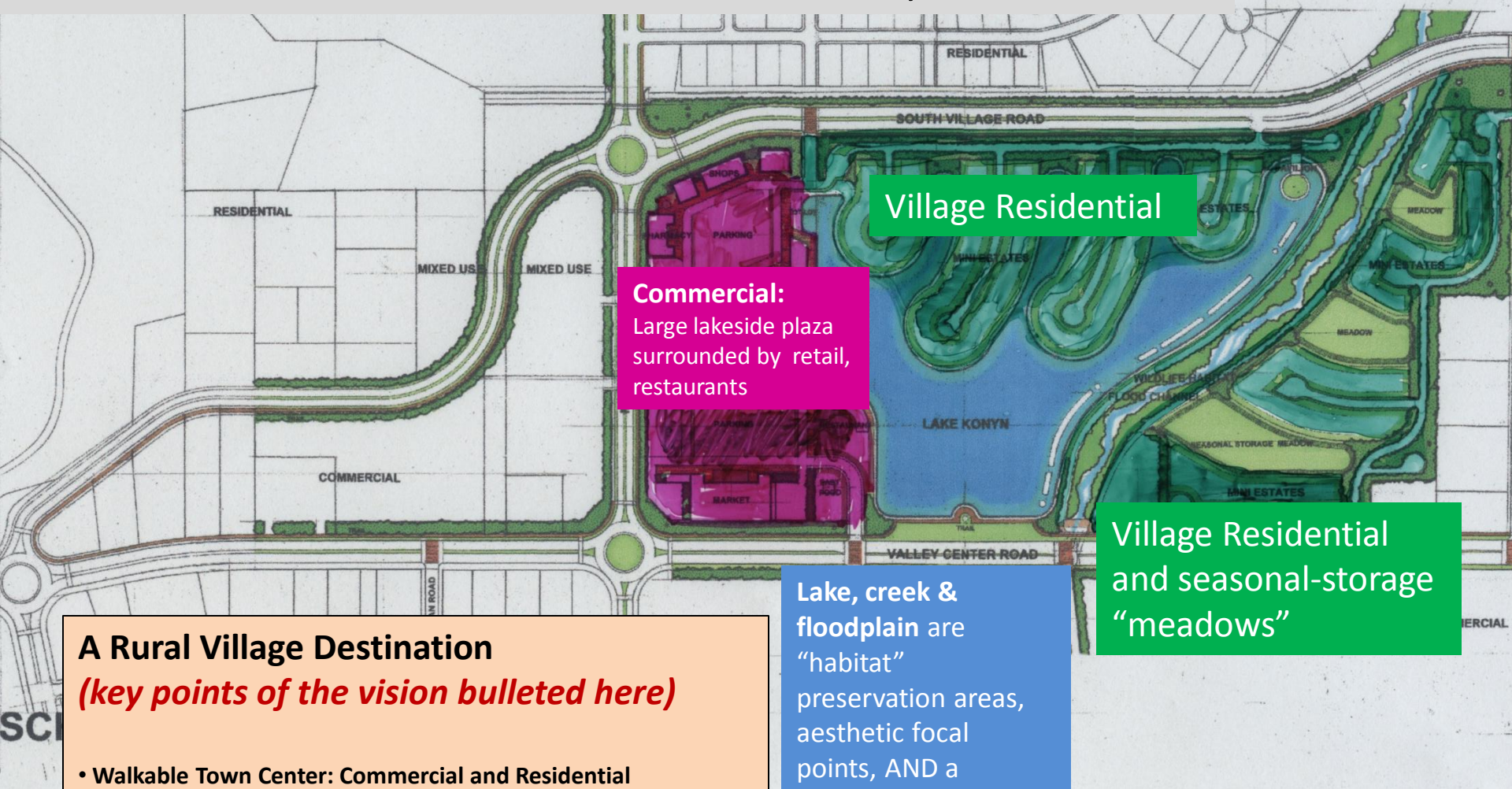
schematic drawing for presentation to the VC Planning Group in the near future. Bill will also be contacting Oliver to discuss the Vision.

The DRB has endorsed not a detailed plan for the site but, rather, a graphic, with no buildings represented, that presents the Big Ideas and allows for myriad site details to be fleshed-out in the future in conjunction with the more detailed planning of the larger area. (See attached concept plan.)

The Valley Center DRB has endorsed (5-0) an exciting conceptual Vision for the Konyn (pronounced ko-nine) property on Valley Center Road.

Montgomery moved to adjourn the meeting Robertson seconds and Montgomery officially adjourns the meeting at 5:40 PM.

CONCEPT PLAN: KONYN PROPERTY-SOUTH VILLAGE, VALLEY CENTER



Commercial:
Large lakeside plaza
surrounded by retail,
restaurants

Village Residential

Village Residential
and seasonal-storage
“meadows”

Lake, creek &
floodplain are
“habitat”
preservation areas,
aesthetic focal
points, AND a
functional solution to
high water table and
seasonal storage
problems

A Rural Village Destination *(key points of the vision bulleted here)*

- Walkable Town Center: Commercial and Residential
- Serves locals and attracts visitors
- Abundant landscaping
- Central manmade lake & habitat preservation area
- Etc.